

2560 NOTRE DAME BLVD  
CHICO, CALIFORNIA  
OFFERING MEMORANDUM



EXCLUSIVELY OFFERED BY:

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NET LEASE INVESTMENTS



## DISCLAIMER

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Cushman & Wakefield has been retained as exclusive advisor to the Seller for the sale of the former 99 Cents Store parcel (the “Property”), approximately ~23,528 square feet on ~2.00 acres located at 2560 Notre Dame Blvd. Chico, CA 95928.

This Offering Memorandum has been prepared by Cushman & Wakefield for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Cushman & Wakefield, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Cushman & Wakefield, therefore, are subject to variation. No representation is made by Cushman & Wakefield or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Cushman & Wakefield, Owner, and its employees disclaim any and

all liability for representations and warranties, expressed and implied, contained in, and omitted from, this Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. This Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

Owner and Cushman & Wakefield each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner’s obligations thereunder have been satisfied or waived. Cushman & Wakefield is not authorized to make any representations or agreements on behalf of Owner.

This Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein are called the “Contents”), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or Cushman & Wakefield, (iv) to not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or Cushman & Wakefield, and (v) to return it to Cushman & Wakefield immediately upon request of Cushman & Wakefield or Owner.

*The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.*

**If you have no further interest in the Property, please return this Investment Offering Memorandum forthwith.**

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CALIFORNIA STATE UNIVERSITY  
CHICO  
17,557 Students - 763 Faculty

DOWNTOWN CHICO

PARK AVE




SIERRA NEVADA BREWING CO.





SILVER DOLLAR FAIRGROUNDS

E PARK AVE



Butte College




70,000  
CARS PER DAY



Golden State Hwy
















NOTRE DAME BLVD

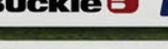
SKYWAY






























## EXECUTIVE SUMMARY

### PROPERTY DESCRIPTION

<b>LOCATION:</b>	2560 Notre Dame Blvd. Chico, CA 95928
<b>APN:</b>	002-330-019-000
<b>BUILDING SIZE:</b>	23,528± square feet
<b>LAND SIZE:</b>	2.00± acres
<b>YEAR BUILT:</b>	1998

### OFFERING TERMS

<b>PRICE:</b>	\$1,900,000
<b>PRICE / SF (BUILDING):</b>	\$80.75



PHOTOS - SHOPPING CENTER



### HOME DEPOT ANCHORED SHOPPING CENTER

- Excellent Retail synergy in the immediate area with Lowe's, Raley's, TJ Maxx, Ross, Dollar Tree, Starbucks and McDonalds are all situated within .2 miles of the subject property.
- Prime Single Tenant Pad with excellent visibility along Highway 99.
- Home Depot displays above average sales at approximately \$400 PSF.

### FREEWAY ADJACENT LOCATION / HIGH TRAFFIC COUNTS

47,389 vehicles per day at this site, with close proximity and visibility from Highway 99, with an additional 70,000 vehicles per day.

### CAPTIVE RETAIL MARKET

The nearest Home Depot locations to this site are 19 miles south of the subject property and over 44 miles to the North. There are no competing Lowe's locations within 43 miles of this site.

### EXCELLENT DEMOGRAPHICS

92,456 residents with an average household income of \$64,676 within a 5 mile radius.

### CHICO STATE UNIVERSITY

17,557 students and 763 faculty members. The Campus is located 4 miles from the subject property.



ADJACENT RETAIL



petco  
BED BATH & BEYOND  
ASHLEY FURNITURE HomeStore

TARGET  
BIG LOTS!  
Toys R Us  
DEL TACO  
Jack in the Box  
Pier 1 imports  
Olive Garden  
Applebee's  
BevMo!  
RED LOBSTER

sears  
DICK'S SPORTING GOODS  
Panera  
VANS OFF THE WALL  
JCPenney  
AMERICAN EAGLE OUTFITTERS  
TACO BELL  
PACSUN  
Forever 21  
VICTORIA'S SECRET  
Chipotle  
Buckle  
Lids  
Car's Jr.

BEST BUY  
Famous Footwear  
Starbucks  
OLD NAVY  
PET SMART  
aaronbrothers ART & FRAMING  
Jamba Juice  
MATTRESS FIRM  
Round Table PIZZA

ROSS DRESS FOR LESS  
Raley's  
Arby's  
O'Reilly AUTO PARTS  
MATTRESS FIRM  
DOLLAR TREE

COSTCO WHOLESALE

Walmart

Residence Inn Marriott  
COURTYARD Marriott

Butte College

LOWE'S

Butte College

McDonald's

70,000 CARS PER DAY

TJ-maxx

BURGER KING

Shell

31,242 CARS PER DAY

99

Golden State Hwy

Hwy 99 Off-Ramp

SKYWAY

THE HOME DEPOT

NOTRE DAME BLVD

16,147 CARS PER DAY



# ADJACENT RETAIL



**CALIFORNIA STATE UNIVERSITY CHICO**  
17,557 Students - 763 Faculty

**SIERRA NEVADA**  
SIERRA NEVADA BREWING CO.

**petco**  
**BED BATH & BEYOND**  
**ASHLEY FURNITURE HomeStore**

**Walmart**

- EXISTING WALMART PARCEL
- APPROVED 64K SF EXPANSION

**COSTCO WHOLESALE**

**70,000**  
CARS PER DAY

**WM**  
WASTE MANAGEMENT

**NAPA AUTO PARTS**

**Residence Inn Marriott**  
**COURTYARD Marriott**

**U-HAUL**

**LOWE'S**

**T.J. maxx**

**31,242**  
CARS PER DAY

**Butte College**

Golden State Hwy

99

SKYWAY

**AMERICA'S TIRE CO.**

**BURGER KING**

**THE HOME DEPOT**

**16,147**  
CARS PER DAY

NOTRE DAME BLVD



Parcel outlines for illustration purposes only.

# ADJACENT RETAIL



 **16,147**  
CARS PER DAY

 **31,242**  
CARS PER DAY

NOTRE DAME BLVD

SKYWAY



**SITE PLAN**

**NOTRE DAME BLVD 16,147 VPD**



**99**

**Golden State Hwy**

**Hwy 9 Off-Ramp**

**SKYWAY 31,242 VPD**



# FUTURE MIXED-USE DEVELOPMENTS

## MERIAM PARK



SITE SIZE

130  
ACRES

HOUSING

400  
DWELLINGS

[MORE INFO](#)

## STONEGATE



SITE SIZE

313  
ACRES

HOUSING

460  
DWELLINGS

[MORE INFO](#)



### POPULATION GROWTH

With the new mixed use development sites, the population is expected to increase by over 2,000 residents within a 1 mile radius once completed

### 2017 POPULATION

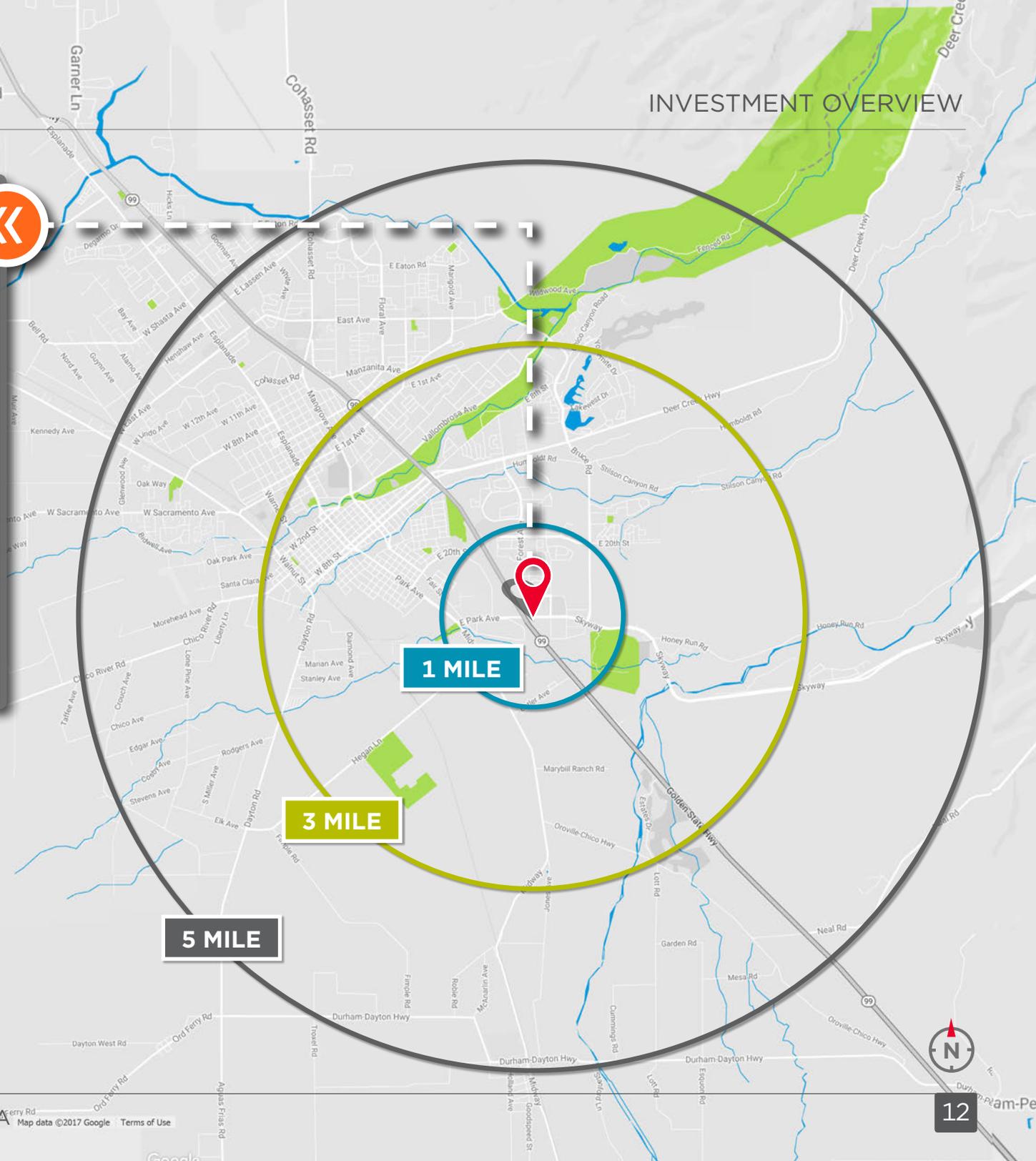
1 MILE 3 MILE 5 MILE

2,635 39,486 92,456

### AVERAGE HH INCOME

1 MILE 3 MILE 5 MILE

\$62,332 \$65,576 \$64,676



# CHICO CALIFORNIA

## AREA OVERVIEW

The City of Chico was founded in 1860 by General John Bidwell and incorporated in 1872. Chico has since grown to over 33 square miles with a population of 92,464 in the incorporated area and a greater urbanized area population of approximately 100,000. Chico is also the most populous city in Butte County, and the Chico Metropolitan Area is the 14th largest Metropolitan Statistical Area in California. The city is located in the Northern Sacramento Valley of California, one of the richest agricultural areas in the world, and is ninety miles north of Sacramento on Highway 99.

Chico is known as a well-managed city that values quality infrastructure and services, and maintains a special sense of community and small-town living as it has developed into a vibrant regional center for business, recreation and cultural activities. There are also many recreational opportunities in and around Chico. Bidwell Park, one of the largest municipally owned parks in the nation (3,670 acres), is the focal point of the City's park system and offers numerous trails for biking, hiking and equestrian use.



# CHICO EDUCATION

## AREA OVERVIEW

The Chico Unified School District educates over 12,000 students from Chico and the surrounding areas. With a focus on quality teachers and high levels of academic and personal success, Chico Unified includes 12 California Distinguished Schools recognized for their outstanding student achievement within its district.

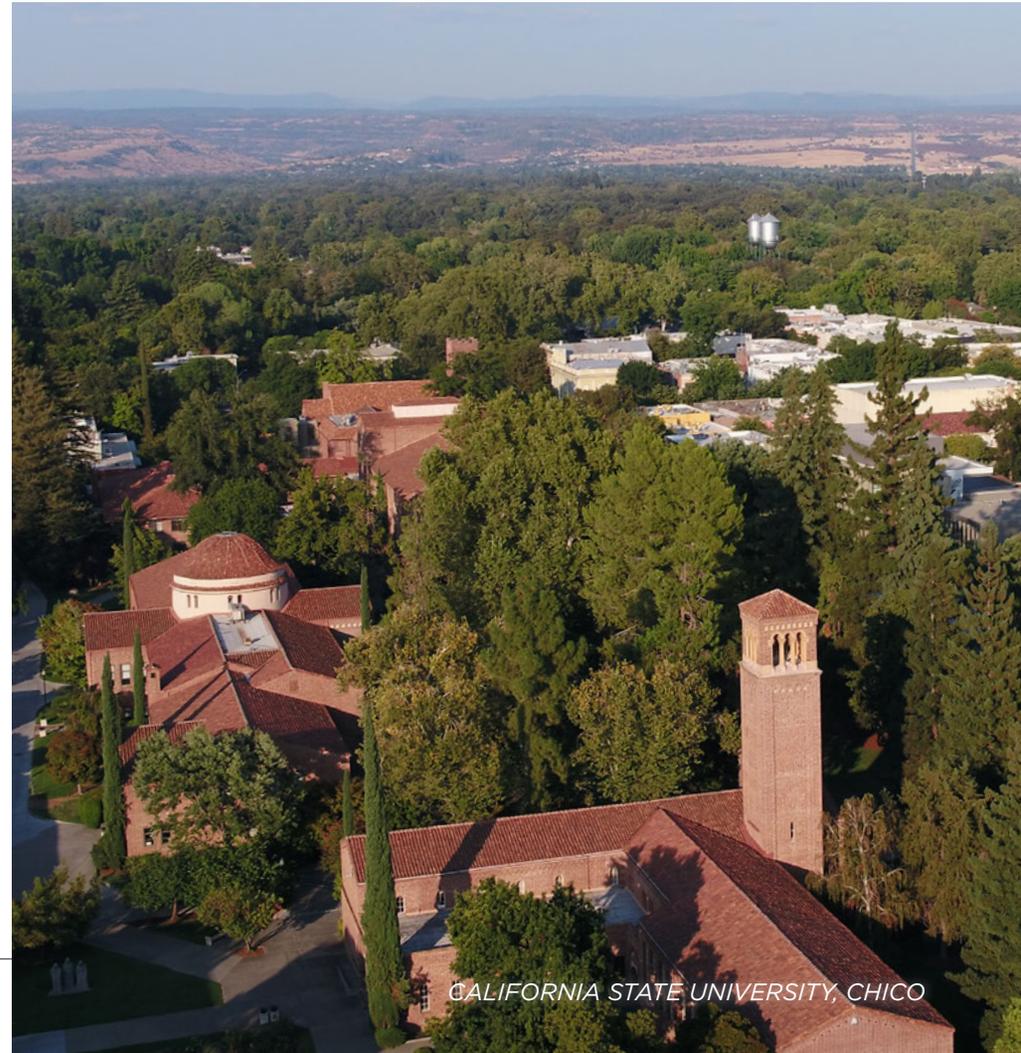
Chico Unified School District covers 322 square miles and includes all of the city of Chico and adjacent unincorporated areas of Butte County. One of CUSD's greatest strengths is its wide variety of focused programs including STEM, arts & sciences, academics plus, two-way immersion, robust athletics programs and so much more. Each school features unique programs providing students at every grade and every school with choice and an enriched, deeply rewarding educational experience.

California State University, Chico (also known as CSU Chico or Chico State), is the second-oldest campus in the 23-campus California State University system. As of the Fall 2016 semester, the university had a total enrollment of 17,557 students and 1,989 faculty and staff members. The university offers 126 types of bachelor's degrees, 35 types of master's degrees, and four types of teaching credentials.

California's Sacramento Valley has a rich agricultural heritage, and Chico State's College of Agriculture is a valuable partner to ag and food processing companies in the region. The college offers bachelor's degrees in Ag Science and Ag Business and an online master's degree in Ag Education.

The 800-acre University Farm supplements Chico State classroom learning with hands-on experience, led by a farm manager and 15 full-time staff members. The Farm's diverse products include meat, row crops, orchards and organic vegetables. The University has formed unique partnerships with area businesses such as Sierra Nevada Brewery, which provides grain and yeast byproducts for feed and in turn serves University-raised beef in its restaurant. College Values Online ranked Chico State's University as the number 1 sustainable college farm in the country.

Butte-Glenn Community College District provides low-cost career and technical education options for local residents in allied health, business and information technology, engineering and industrial technology, agriculture, and welding. For some students, it is the gateway to a four-year degree via partnerships with the state university system. Butte enrolls over 12,000 students and offers over associate's degrees and certificate programs. A number of courses are offered at the Chico Center, in addition to the main campus 15 miles south of Chico.



# CHICO ECONOMY

## AREA OVERVIEW

Chico is the largest urban center north of Sacramento, an education mecca, a regional center of commerce, and home to companies known all over the world. Its relaxed college town culture cultivates an entrepreneurial spirit embodied most visibly by Sierra Nevada Brewery, which grew from a dream to the largest private craft brewery in the country. That entrepreneurial spirit has hatched many notable companies recognized by Forbes in a portfolio of business sectors.

Chico's lower cost of living, good housing market, and high quality of life make it easy to attract and recruit workers from the Bay Area and Southern California markets. Employers can draw skilled employees from a 167,000-person laborshed within a commute of 35 to 40 minutes. California State University, Chico and Butte College provide a steady stream of part-time workers, interns, and graduates ready for full-time employment who wish to stay in Chico. Approximately 40,000 students live in the area.

Much of the local economy is driven by the presence of Chico State. Industries providing employment are: educational, health and social services (30.3%), retail trade (14.9%), arts, entertainment, recreation, accommodation and food services (12.6%).

Chico has always been a regional retail shopping destination. Chico's largest retail district is focused around the Chico Mall on East 20th Street. In the two decades since the Chico Mall was constructed, many national retailers have located nearby, including Target, Kohl's, Home Depot, Forever 21, Best Buy, and Walmart. Chico is also home to the North Valley Plaza Mall, which was the city's first enclosed shopping center.

Chico's downtown is a thriving area for unique, independent retail shops and restaurants. Farmers markets attract crowds on Saturday mornings and Thursday evenings. City Plaza hosts free concerts regularly during the summer. Performance venues large and small, bars, coffee shops, bookstores and city offices contribute to a lively and flavorful experience.

<http://www.chico.ca.us/>

<https://chicochamber.com/index.php>

<https://www.choosechico.com/>

<https://www.downtownchico.com/>

<http://www.csuchico.edu/>

[https://en.wikipedia.org/wiki/Chico,\\_California](https://en.wikipedia.org/wiki/Chico,_California)



DOWNTOWN CHICO FARMERS MARKET

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